



Entered on Docket
September 14, 2009

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

Shawn Christopher, Esq.
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Attorney for Debtor(s),

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re

SHANNA WILLIAMS,

Debtor(s).

Case No: BKS-09-22194-MKN
Chapter 13

**ORDER GRANTING DEBTOR'S MOTION
FOR DETERMINATION OF VALUE OF
PROPERTY; MOTION TO AVOID LIEN**

Hearing Date: August 20, 2009
Hearing Time: 3:30 p.m.

This matter having come before the Court for a hearing on August 20, 2009, on the Debtor's Motion for Determination of Value of Property; Motion to Avoid Lien, and based upon the papers and pleadings on file herein, and good cause appearing;

THE COURT HEREBY ORDERS as follows:

Debtor's Motion for Determination of Value of Property; Motion to Avoid Lien is hereby granted.

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1 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Debtor's real
2 property located at 5906 Soft Mist Ct., Las Vegas, Nevada 89110, shall be adjudicated to
3 have a value of \$77,000.00 as of the date of filing Debtors' Chapter 13 Petition;

4 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the junior lien held
5 by Bank of America regarding the real property located at 5906 Soft Mist Ct., Las Vegas,
6 Nevada 89110 is hereby stripped of it's secured status and avoided in its entirety;

7 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Bank of America's
8 lien be adjudicated as an unsecured lien and treated as an unsecured claim;

9 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Bank of America's
10 lien have no further force and effect as a secured lien against Debtor's real property
11 located at 5906 Soft Mist Ct., Las Vegas, Nevada 89110; and

12 **IT IS FURTHER ORDERED ADJUDGED AND DECREED** that nothing contained
13 herein shall terminate the rights of the creditor if this case is dismissed or converted.

14 **IT IS SO ORDERED.**

15 Respectfully submitted August 21, 2009

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17 CHRISTOPHER LEGAL GROUP

18
19 By: /s/ Shawn Christopher
20 Shawn Christopher
Attorneys for Debtor

21 APPROVED/DISAPPROVED

22
23 DATED: _____

24 No Response
Rick A. Yarnall, Chapter 13 Trustee

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ALTERNATIVE METHOD RE: RULE 9021

In accordance with Local Rule 9021, the undersigned certified:

_____ The court waived the requirements of approval under Local Rule 9021.

_____ No parties appeared or filed written objections.

 X I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved or failed to respond to the document]:

	APPROVED	DISAPPROVED	NO RESPONSE
CHAPTER 13 TRUSTEE			
Rick A. Yarnall, Trustee			
701 Bridger Ave., #820			
Las Vegas, Nevada 89101			
(facsimile 853-4513)			

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Dated this 21 day of August, 2009.



An employee of Christopher Legal Group

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